

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, JUNE 11, 2015
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a regular meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, June 11, 2015 at 4:00PM.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Councilman Bryan Principe, and Councilwoman Mary Kay Harris.

Absent at roll call: Yahaira Placencia, Jesse Kenner, and Julius Kolawole.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Jon Restivo, Darrow Everett; Sean Creegan, City of Providence Law Department; Colleen Dupre, City of Providence Planning Department; Mark Ryan, Moses Afonso Ryan; Zack Darrow, Darrow Everett; Alex Friedman, PRA Intern; Rachel Horsman, PRA Intern;

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting held on May 14, 2015, and Bryan Principe seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

Jesse Kenner arrived at 4:03PM.

BILLS AND COMMUNICATIONS

Mr. Gralnek gave a brief explanation of the bills to be approved- item 4 is an estimate, item 5 is the normal retainer, item 6 is for work on 514 Broadway, item 7 is for work on the Flynn School site.

Bryan Principe made a motion to approve the bills, and Cliff Wood seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 8-Update on Pop-Up Providence; no action was taken by the Board.

Item 9-change of date for October meeting from October 8, 2015 to October 15, 2015; no action was taken by the Board.

Item 10- Update on the Gorham Site, located at 333 Adelaide Avenue; no action was taken by the Board.

Mr. Gralnek also discussed the possible donation of 69 and 77 Bucklin Street.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 11- review of proposed amendments to the Port Redevelopment Plan and the approval of the amendments to the Port Redevelopment Plan.

Cliff Wood made a motion to approve the Port Redevelopment Plan and recommend the adoption to the City Council with the Executive Director's edits and map updates. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 12- the sale of 56 Heath Street, (plat 107, lot 353), to adjoining land owner.

Cliff Wood made a motion to approve the sale of 56 Heath Street (plat 107, lot 353) to the adjoining land owner; the motion was seconded by Jesse Kenner. The motion was passed unanimously.

Item 13- the amendment to the West End Renewal Plan to include the area bounded by Cranston Street, Bridgham Street, Elmwood Avenue, Cromwell Street, and Dexter Street and to extend the term of the plan until 2042.

Cliff Wood made a motion to approve the initiation of an amendment to the West End Renewal Plan to include the area bounded by Cranston Street, Bridgham Street, Elmwood Avenue, Cromwell Street, and Dexter Street and to extend the term of the plan until 2042. Jesse Kenner seconded the motion. Bryan Principe and Mary Kay Harris opposed. The motion passed.

Item 14- a letter to the Mayor and City Council President regarding an amendment to Chapter 1997-3 of the Ordinances of the City of Providence regarding the Agency's authority over the development and sale of vacant and abandoned properties. Sean Creegan presented.

No action was taken regarding a letter to the Mayor and City Council President regarding an amendment to Chapter 1997-3 of the Ordinances of the City of Providence regarding the Agency's authority over the development and sale of vacant abandoned properties. It was stated as informational.

Item 15 – expenditures not to exceed \$10,000.00 for administrative costs associated with and contingent upon a grant award of \$75,000/200 hours of technical assistance from the Center for Community Progress. Sean Creegan presented.

Bryan Principe made a motion to approve expenditures not to exceed \$10,000.00 for the administrative costs associated with and contingent upon a grant award of \$75,000/200 hours of technical assistance from the Center for Community Progress; Cliff Wood seconded the motion. The motion was passed unanimously.

Item 16- the Executive Director's action in extending the lease and allowing the right to purchase to Oasis, located at 600 Broad Street, (plat 48, lot 906), until January 31, 2016.

Cliff Wood made a motion to ratify the Executive Director's action in extending the lease and allowing the right to purchase Oasis, located at 600 Broad Street, (plat 48, lot 906), until January 31, 2016. Jesse Kenner seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

Cliff Wood made a motion to adjourn the regular meeting and enter executive session pursuant to RI Gen. Laws 42-46-5 (A)(1)(7) and for discussions and possible action related to:

- (A) Pursuant to RI Gen Laws 42-46-5(A)(5) regarding the development and disposition of publicly held property located at 220 Blackstone Street, 220 Blackstone Street rear, and 23 Stanford Street (plat 45, lots 85, 797, and 833) wherein advance public information would be detrimental to the interest of the public.
- (B) Pursuant to RI Gen. Laws 42-46-5(A)(5) for the disposition and development of the American Tourister Site located at 70 Houghton Street, (plat 78, lot 448).
- (C) Pursuant to RI Gen. Laws 42-46-5(A)(7) to authorize an advance payment to the City of Providence Tax Assessor's Office to retain consultant services for revaluing properties in the Port of Providence.
- (D) Pursuant to RI Gen. Laws 42-46-5(A)(1)(7) regarding staffing.

The motion was seconded by Bryan Principe. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- not present

Julius Kolawole- not present

Mary Kay Harris-yes

Bryan Principe- yes

Jesse Kenner-yes

The Providence Redevelopment Agency entered executive session at 5:16PM.

RETURN TO OPEN SESSION

Mary Kay Harris made a motion to end Executive Session and return to Open Session at 5:39PM. Cliff Wood seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Jesse Kenner, Councilman Bryan Principe, and Councilwoman Mary Kay Harris.

Board members absent at roll call: Yahaira Placencia and Julius Kolawole.

Cliff Wood made a motion to seal the minutes of the Executive Session. Bryan Principe seconded the motion. The motion passed unanimously.

Mr. Gralnek reported the following actions that took place in Executive Session:

The board convened into Executive Session for discussions and possible action related to the development and disposition of publicly held property located at 220 Blackstone Street, 220 Blackstone Street rear, and 23 Stanford Street (plat 45, lots 85, 797, and 833), wherein advance public information would be detrimental to the interest of the public. The Board voted to give the Executive Director certain directions with respect to the property. In regards to the property located at 70 Houghton Street, the Board advised the Executive Director to continue efforts to sell the property and advertising the property is left to the Executive Director's discretion subject to the Board's approval. With respect to item C, the payment of consultants to the Tax Assessor was approved, and item D in regards to increased compensation was approved.

Cliff Wood made a motion to adjourn the meeting; the motion was seconded by Mary Kay Harris. The motion was passed unanimously.

The meeting adjourned at 5:40PM.